

***REVISED* MEETING AGENDA**
CITY OF PLEASANT HILL PLANNING COMMISSION
November 14, 2006
7:30 PM

COUNCIL CHAMBERS, 100 Gregory Lane, Pleasant Hill, CA 94523 www.pleasanthill.ca.gov (925) 671-5209

CHAIR: KEN LOMBARDI VICE CHAIR: STEVE WALLACE MEMBERS: ROBERT ABBOTT, LOLA FELLINGER, JIM GIBLIN, DAVID C. MASCARO, ALEX MCKINDRA

Members of the audience wishing to speak on any matter must fill out a card and turn it in to the secretary. Items not on the agenda will be considered during the Public Comment portion of the meeting. Comments on any item under the Public Hearing portion of the agenda will be accepted only when the public hearing is opened for that item. Comments are limited to three minutes per speaker. Presentations made by applicants are limited to a maximum combined time of 15 minutes. If the applicant or his or her representative fails to attend the public hearing concerning their application, the Planning Commission may take action to deny the application. An application may be entertained for continuance upon receipt of written notification of the applicant's inability to attend the hearing.

All matters listed under CONSENT CALENDAR are considered by the Commission to be routine and will be enacted by one motion. There will be no separate discussion of these items unless requested by a Commissioner prior to the time Commission votes on the motion to adopt. An appeal of the decision or conditions of the Planning Commission to the City Council must be filed with the City Clerk within ten days of the date of the mailed notice of decision. No agenda item will be considered after 10:30 p.m. Remaining items will be rescheduled. The Planning Commission meetings are telecast the Friday following the Tuesday meeting from 4 p.m. to 6 p.m. (the 2nd and 4th Fridays of the month).

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

STAFF INTRODUCTIONS

PUBLIC COMMENT

The public is welcome at this time to address the Planning Commission on any item, with the exception of items scheduled for Public Hearing at this meeting. Comments are limited to three minutes per speaker. Any public comments made regarding an item pending before the Commission do not go into the public record of that item.

MINUTES

September 26, 2006 and October 10, 2006

CONSENT ITEMS

***1. TTM 04-001, SANCERRE VILLAGE MAJOR SUBDIVISION TIME EXTENSION, 6200 BLOCK OF ALHAMBRA AVENUE**

The applicant, David Margen, is requesting a 24-month extension for approved Vesting Tentative Tract Map TTM 04-001 which created eight new parcels from a 2.71 acre parcel. The approved tentative map will expire on May 10, 2007 unless an extension is granted.

[Staff Report](#)

***2. UP 06-007, DP 06-001, VAR 06-002, OAK PARK CHRISTIAN CENTER NEW SANCTUARY, 2073 OAK PARK BOULEVARD**

At the October 24th public hearing, the Planning Commission directed Planning staff to prepare a resolution, with conditions, to: (1) approve the Variance request for excess height for the

* The order of Consent items 1 & 2 were changed to be consistent with the staff reports.

building and the roof-mounted accessory structure, (2) approve the use permit request for shared parking, (3) approve the development plan permit for the sanctuary expansion project, and (4) adopt the mitigated negative declaration and associated mitigation measures.

[Staff Report](#)

3. REQUEST FOR DETERMINATION OF GENERAL PLAN CONFORMANCE – WIDENING OF BUSKIRK AVENUE ADJOINING THE CONTRA COSTA SHOPPING CENTER

The Commission is requested to determine that the proposed widening of Buskirk Avenue, as envisioned by the Contra Costa Center Specific Plan, to Arterial standards as prescribed in the Circulation Element of the Pleasant Hill General Plan is in conformance with the General Plan.

[Staff Report](#)

PUBLIC HEARING ITEMS

1. GPA 06-002, JOHN F. KENNEDY UNIVERSITY, 100 ELLINWOOD WAY *(Continued from the October 24th meeting)*

The applicant, the Zoning Administrator of the City of Pleasant Hill, is requesting on behalf of John F. Kennedy University a General Plan Amendment. The amendment would change the land use designation of an approximately 1.087 acre parcel owned by the University from *Public & Semi Public - Open Space* to *Commercial – Office*. The parcel is identified on the final map of Subdivision 5908 as Parcel SS. Parcel SS is located at the southernmost tip of the Ellinwood office complex, abutting the John F. Kennedy University building and parking lot. Assessor's parcel number: 127-210-038.

[Staff Report](#)

2. JOHN F. KENNEDY UNIVERSITY PROPERTY - PARCEL SS, TERMINATION OF OFFER OF DEDICATION FOR PUBLIC PARK PURPOSES, 100 ELLINWOOD WAY *(Continued from the October 24th meeting)*

The Zoning Administrator is requesting that the Planning Commission, according to the provisions of the State of California Government Code 65402, make a determination that a proposed termination of an offer of dedication for public park purposes is consistent with the General Plan. This finding would be contingent upon approval of a General Plan Amendment of the subject site.

[Staff Report](#)

DISCUSSION ITEMS

1. PLANNING COMMISSION 2007 MEETING SCHEDULE

The Planning Commission will review and adopt the proposed regular meeting schedule for 2007.

2. REVIEW OF PENDING PLANNING DIVISION APPLICATIONS

Staff will provide the Commission with a brief status report on active pending applications. At their discretion, Commissioners may ask questions and receive an update from staff regarding the status of any pending application.

3. REVIEW OF THE DRAFT AGENDA FOR REGULAR MEETING ON NOVEMBER 28, 2006

The next meeting of the Planning Commission is a regular meeting on Tuesday, November 28, 2006. A draft agenda for this meeting, listing scheduled agenda items, hearings, and discussion items, was

included in the agenda packet for Commissioners to review. At their discretion, Commissioners may ask questions and receive a brief description from staff regarding the agenda.

[Draft Agenda](#)

COMMISSIONER COMMENTS AND ANNOUNCEMENTS

The next regular meeting of the Planning Commission will be on November 28, 2006, at 7:30 PM, in the City Hall Council Chambers, 100 Gregory Lane.